



Shap Road

Kendal, LA9 6DP

Guide Price £485,000

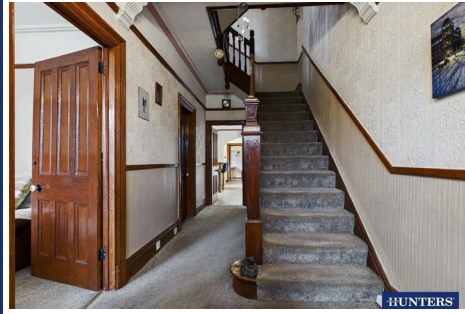


- Large Six Bedroom Mid Terrace Townhouse
- Two Bathrooms
- Large Dining Kitchen
- Detached Garage
- Ideal for Families & Intergenerational Buyers.
- Two Receptions
- Garden to Rear
- Many Original Period Features
- Multi Vehicle Parking to the Front
- Council Tax Band D

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A large family town house, with six bedrooms, two receptions, large kitchen diner, two bathrooms, detached garage and garden. Ideally suited to larger family or perhaps intergenerational living. The spacious accommodation totals just under 2,000 square feet spanning three floors which makes the interior big enough for the largest of families. The house is set back from the main road, being accessed by a raised promenade road which leads to the front of the property where there is parking for multiple vehicles. With the benefits of double glazing and gas central heating.

Situated on the northern approach to the historic market town of Kendal, the property enjoys an elevated position and has easy access to some of the finest countryside in the North West.

Known as the "Gateway to the Lakes", Kendal offers a vibrant blend of independent retailers, national stores, cafés, restaurants, leisure facilities and cultural attractions. The town centre is within comfortable reach and provides a wide range of amenities including supermarkets, healthcare services, banks, schools and sporting facilities.

The property is particularly well placed for families, with a selection of highly regarded primary and secondary schools nearby, together with parks, recreational spaces and community facilities. Outdoor enthusiasts will appreciate the proximity to scenic walking routes, including the popular Serpentine Woods and surrounding fells, while Kendal Golf Club is located close by.

Excellent transport connections make the area attractive to commuters and those seeking a well-connected base. Kendal railway station provides regular services to Oxenholme and onward connections to the West Coast Main Line, offering direct links to major destinations including Manchester, Birmingham and London. The nearby M6 motorway is easily accessible, providing convenient travel throughout the region. And the Lake District National Park is just a short drive away.

Vestibule

You step into a large vestibule with a low wall and glass panels to three sides, allowing natural light to flood into the space and then to the entrance hall. A great place to hang coats and umbrellas and kick off shoes. A timber framed, part glazed door then leads into the entrance hall

Entrance Hall

This is a grand hall, with a wide turning stairs case rising up to the first and second floors, and it provides access to the living room, dining room, and the large kitchen. Under the stairs there is a useful storage cupboard. The sellers inform us that under the hall and living room carpet you will find the original parquet flooring which could be restored in keeping with the vintage of the original build.

Living Room

On entering you notice the high ceiling with plaster covings and the deep bay window with a window seat to the front elevation. There is a fireplace with a wood mantle and plenty of room for a sofa, chairs and television table.

Dining Room

The dining room connects directly with the rear garden via a part glazed door and side panels, providing plenty of natural light. There a fireplace with wood mantle, and room enough in here for the largest of dining tables.

Kitchen

This is a big kitchen with plenty of fitted cabinets and space for casual dining. The cabinets are fitted at wall and base level with contrasting worksurfaces running over and metro tiling to the splashbacks. The wall cabinets are underlit and there are tiles to the floor. Integral appliances include a four-ring gas hob with a stainless steel splashback and chimney style extractor over, and electric oven, grill, and inset one-and-a-half stainless steel sink and drainer. You will find recessed space for a tall fridge/freezer and undercounter space and plumbing for a dishwasher. There is space for informal dining with a table and chairs in front of a large side window looking out to the garden.

Utility

Located at the end of the kitchen with a space saving sliding door and with space and plumbing for a washing machine and a counter top. There is room for a additional freezer or similar appliance and you will find the gas fired boiler in this room. A door then leads to the ground floor bathroom.

Bathroom

In such a large house it is essential to have two bathrooms, and this one on the ground floor comprises of a bath with side panel, pedestal wash-hand basin and low level WC. There is an electric shower over the bath and a shower screen, with tiling to the splash areas and a radiator for drying towels.

First Floor Landing

Accessed via the turning staircase rising from the entrance hall and providing access to bedrooms one, two and three, and the family bathroom. There is also a very large storage cupboard for storing away linen and other household items.

Bedroom One

A large, grand room with a deep bay window to the front elevation and plenty of space for a double bed and the largest of wardrobes and other bedroom furniture.

Bedroom Two

Another double room, this one with a window overlooking the rear garden.

Bedroom Three

As single bedroom with a window looking out the front street.

Bathroom

The bathroom comprises of four pieces with a side panel bath, a corner shower cubicle, a wash-hand basin set on a vanity unit, and a low level WC. There is a radiator for drying towels and an extractor fan.

Second Floor Landing

Continuing upstairs, you pass another useful storage cupboard on the half-landing, and then arrive on the second floor where there is access to three further bedrooms.

Bedroom Four

This is another large, bay front double bedroom with long views.

Bedroom Five

Currently used as a dressing room, this double room has a window to the front elevation.

Bedroom Six

A large single room with windows to the rear elevation and wonderful long views over roof tops and to the hills beyond.

Garden

To the rear you will find secure, well kept garden with raised planted beds, a lawn, and a place to sit out and enjoy the sun. There is a path for access to the garage and the rear lane.

Detached Garage

The garage has a metal up and over door, a pedestrian access door to the side and there is light and power.

Parking

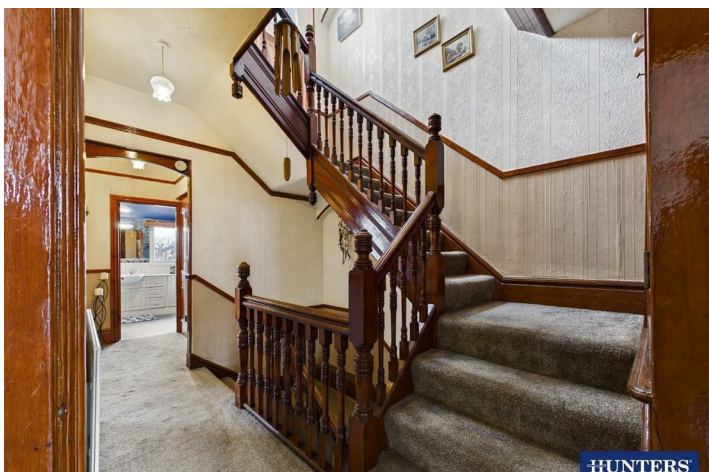
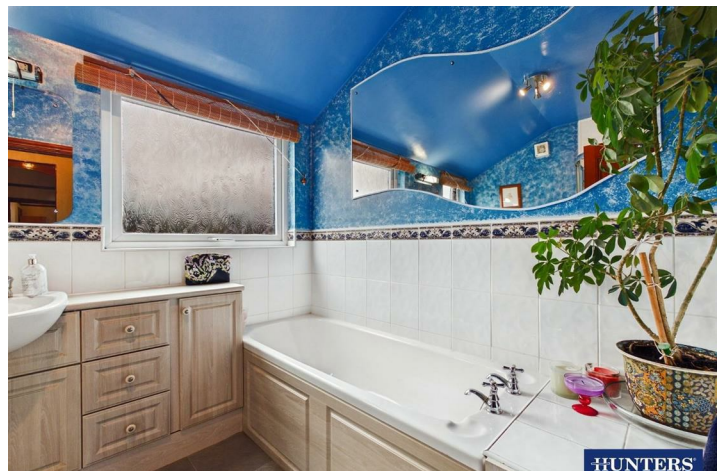
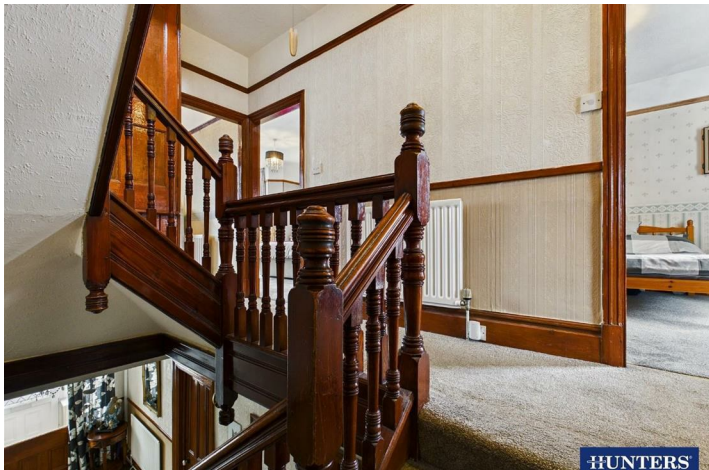
The property sits on an elevated private road that runs alongside Shap Road which sets the house well back from the main road. Immediately in front you will find parking for as many as four smaller vehicles.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

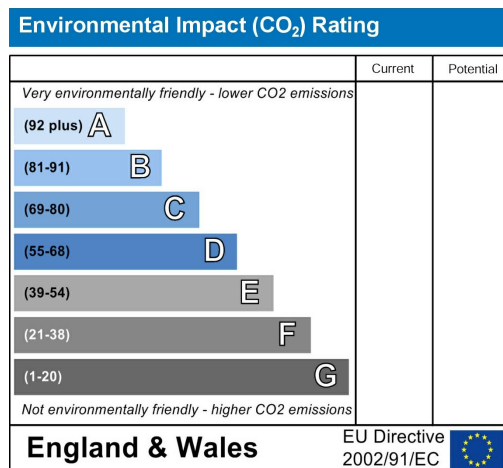
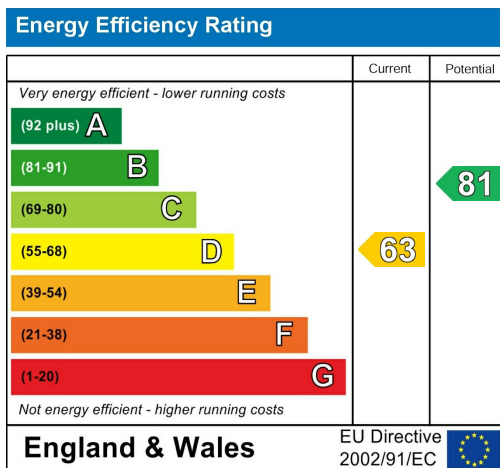
Floorplan







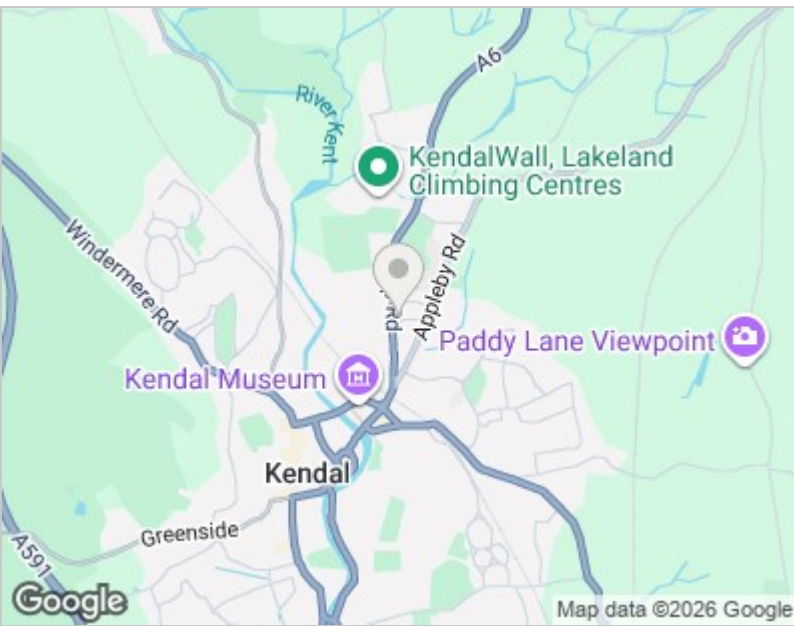
Energy Efficiency Graph



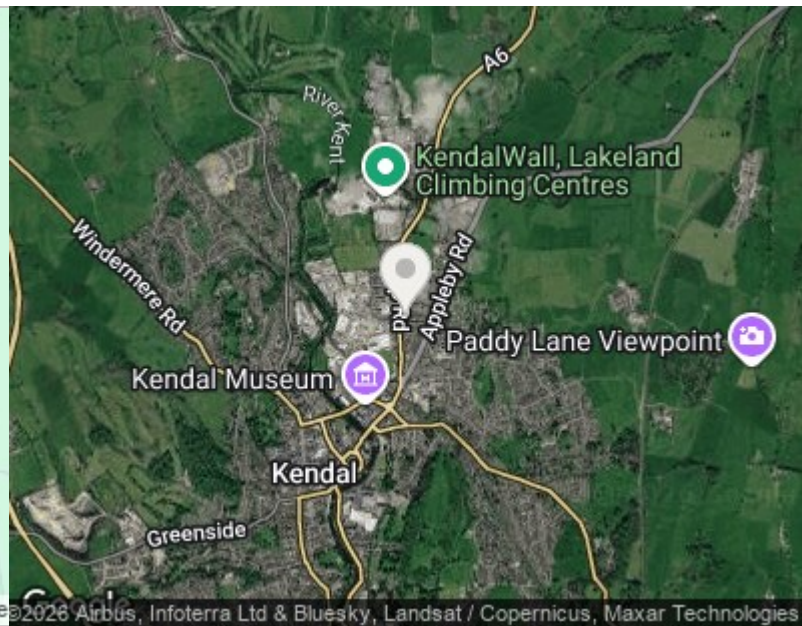
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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